

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0400-00

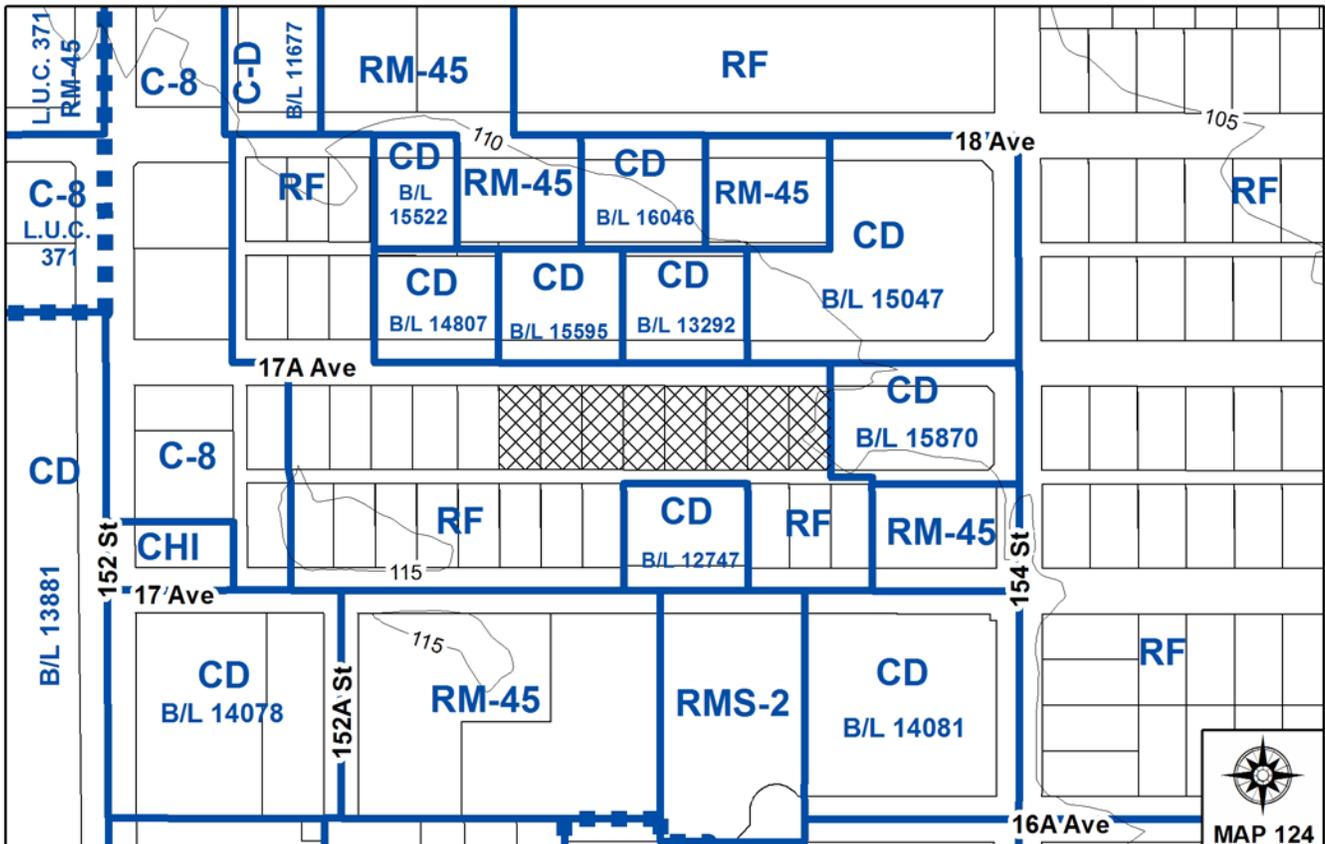
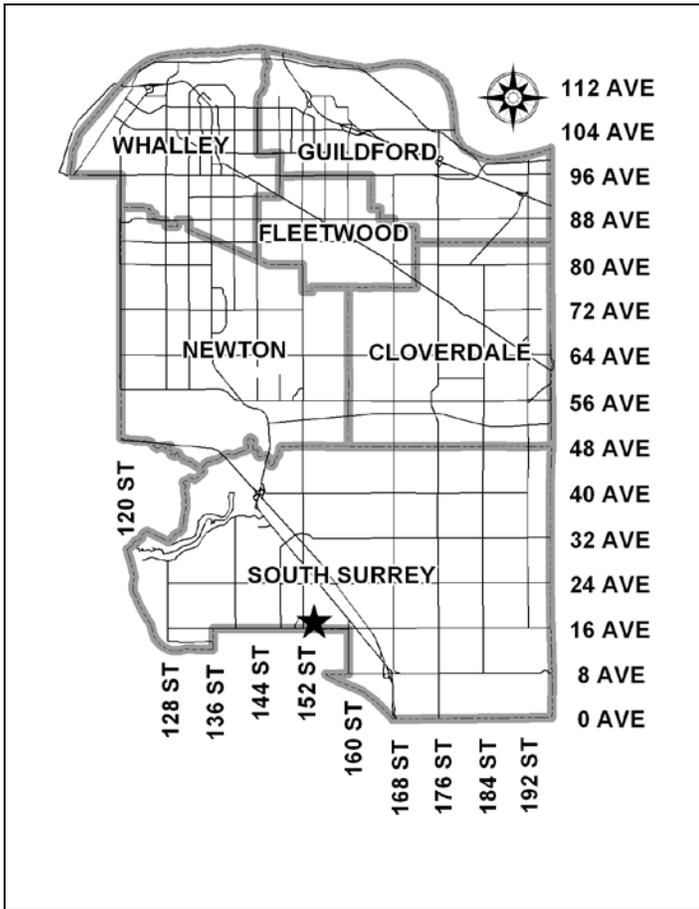
Planning Report Date: February 9, 2009

**PROPOSAL:**

- Rezoning from RF to CD (based on RM-45)
- Development Permit

in order to permit the development of two, 4-storey, apartment buildings containing 80 units.

**LOCATION:** 15288/98 & 15308/18/28/34/44/54 - 17A Avenue  
**OWNER:** 0701226 B.C. Ltd.  
**ZONING:** RF  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Multi-Family Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Semiahmoo Town Centre Plans.
- The proposed density and building form are appropriate for this part of Semiahmoo Town Centre.
- The proposed development conforms to the goal of achieving medium to high-density development in areas which are well served by transit.
- The proposed four-storey apartment blocks are in keeping with similar multiple residential buildings emerging in the Semiahmoo Town Centre.
- The proposed CD Zone is similar to the CD zones recently adopted in the area, in terms of height, floor area ratio, setbacks and amenity provision.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0400-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout (lot consolidation plan) to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

**School District: Projected number of students from this development:**

4 Elementary students at Jessie Lee Elementary School  
2 Secondary students at Earl Marriott Secondary School

(Appendix IV)

**Parks, Recreation & Culture:**

The Parks, Recreation and Culture Department has concerns regarding the pressure this development will exert on public amenities in the area. The applicant has been directed to meet with Parks, Recreation & Culture staff to resolve these concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwellings, which will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 17A Avenue):	Apartments.	Multiple Residential/ Multi-Family Residential	CD (based on RM-45) (By-law Nos. 15595, 13292 and 15047)
East:	A new apartment.	Multiple Residential/ Multi-Family Residential	CD (based on RM-45) (By-law No. 15870)
South:	Apartment and single family dwellings.	Multiple Residential/ Multi-Family Residential	CD (based on RM-45) (By-law No. 12747) and RF
West:	Single family dwelling.	Multiple Residential/ Multi-Family Residential	RF

**DEVELOPMENT CONSIDERATIONS**

- The site is designated Multiple Residential in the OCP and the Semiahmoo Town Centre Plan. The existing Semiahmoo Town Centre Development Concept Plan encourages higher residential densities close to the town centre area, within the area bordered by 152A Street to the west, 154 Street to the east 18 Avenue to the north and 16 Avenue to the south (Appendix VIII), in the form of four-storey apartment/condominium buildings. The maximum floor area ratio (FAR) approved in the Semiahmoo Town Centre Plan is 1.5. The In-progress Semiahmoo Town Centre Study retains this site as "Multiple Residential" with the same maximum allowable FAR of 1.5., as in the existing plan.
- The proposed development, consisting of 80 apartment/condominium units located within two similar four-storey buildings, conforms to the OCP, the existing LAP and the in-progress Semiahmoo Town Centre Study.

- The proposal is also in keeping with the newly developed four-storey apartments/condominiums in the nearby area.

#### The Proposed CD By-law

- The proposed CD By-law (Appendix VII) is based on the RM-45 Zone, with a modified maximum allowed FAR of 1.5. The density amendment is consistent with all the other similar projects in the area.
- The proposed FAR will match the FAR of the newly constructed apartment buildings in the surrounding area, and therefore acceptable.
- The CD Zone allows parking in the area adjacent to the lane, which is considered a rear yard area. This allowance continues a similar parking arrangement on the property to the east, which was created to transform the lane area into an appearance of a front yard, and introduces casual surveillance at the rear of the building, in keeping with CPTED principles.
- The CD Zone also allows the entry canopy to encroach into the front yard setback area by no more than 2.2 metres (7.2 ft.).
- In keeping with the other similar CD Zones in the nearby area, unit density is not regulated in the proposed CD Zone, as density is controlled by the 1.5 FAR.
- All the other regulations of the proposed CD Zone are similar to those of the RM-45 Zone.

#### PRE-NOTIFICATION

Pre-notification letters were sent to the property owners of the lots within 100 metres (300 ft.) of the subject site, on September 30, 2008, and staff received two letters (one via e-mail) and two phone calls, which expressed concerns regarding this proposal:

- A letter was received noting that overall development in the area is not matched with improvements in infrastructure such as hospitals and roads.

*(Staff informed the writer that site is located in an area that is designated Multiple Residential in the OCP and LAP, which is actively being developed into medium rise apartments. The proposed land use is in keeping with this trend. In regard to infrastructure, staff can only speak to City infrastructure, which area assessed to be adequate for this area.)*

- A second letter, the writer was concerned about the future extension of 152A Street, which in his view, is a ring road that will divert 152 Street traffic into residential areas.

*(The writer was advised by staff that the proposed extension of 152 Street is not driven by this proposal. The extension forms part of the overall vehicular connectivity in the Semiahmoo Town Centre area, aimed at alleviating expected traffic congestion on 152 Street.)*

- Two phone calls were received, which questioned the logic behind allowing new development while, recently constructed condos are not fully occupied.

*(The callers were informed that in assessing the merits of a project, staff do not take into account occupancy levels. In this case the proposed land use is in keeping with the OCP and the Semiahmoo Town Centre Plan, and the City infrastructure is adequate for the area.)*

## DESIGN PROPOSAL AND REVIEW

### Context

- The general neighbourhood consists of older single family homes, which are rapidly being replaced with 4-storey apartment developments. The north side of 17 A Avenue has been renewed with relatively new 4-storey residential buildings.

### Access and Pedestrian Circulation

- The main vehicular access to the complex is from 17A Avenue, via a ramp to a below grade parkade. The access is located between the two building blocks. Each block has a main entry leading to a lobby area.
- 17A Avenue has a pedestrian sidewalk. Walks from ground floor units and the building lobbies extend to that public sidewalk. A sidewalk is provided, on site, beside the parking stalls parallel to the rear lane. Walks are also introduced from the ground floor units at the rear of the buildings, which extend to the lane side sidewalk. A central curved walk between the two buildings also connects the rear lane sidewalk to the outdoor amenity area between the two buildings.
- Two (2) other walkways with a slight meander connect from the rear lane sidewalk to the 17A Avenue sidewalk, on the east and west yards of the development. The quality of the rear lane, promotes a sense of public openness in lieu of a dark, secluded back lane. Street lighting is also added along the stretch of the lane, which provides an additional safety feature. This arrangement plus, extensive windows from the upper living levels provide "eyes on the street" surveillance and brings casual supervision to the lane area consistent with CPTED principles. Further CPTED principles are implemented at the parkade level, including security cameras, secured visitor and tenant parking, and glazed elevator landing areas.

### Building Form & Character

- Both buildings are generally a mirror image of each other and flank the outdoor amenity space. Each building has a central 2-storey projecting, stone faced glazed lobby entry, with balconies proposed along the building face above. This provides a vertical focus to the facades. Large scale wood bracket details flank the high lobbies and visually support the projecting shed roof over the top floor.

- Building corners are articulated with tower elements to which the stone finish on the ground floor walls carries up to the walls and to the underside of the hipped roofs. The windows, which wrap around the corners on the top two floors, are fitted with horizontal mullions. On the bottom two floors, the windows express openings on the masonry walls.
- Roofs are hipped with a raised hipped roof over the deck recesses. Deck railings are glass faced, with horizontal rails along the upper portion. These are allowed to extend beyond the edges of the deck to accentuate the horizontal lines of the buildings.
- The ground floor is finished with grey ledgerstone. The second and third floors have grey horizontal hardiplank siding (which replaces the masonry on the rear elevation), while the top (fourth) floor is finished with a light grey hardipanel siding fitted with vertical battens. Horizontal concrete lintels cap the masonry wraps around the corner tower faces, while an asphalt shingle skirt roof separates the 3rd and 4th floors.
- Horizontal corrugated galvalume metal siding accents the central vertical element and the corner towers.
- The two building blocks are linked with an outdoor amenity space, which is terraced down over the access to the parking garage in three levels. The top level is a hard surface patio complete with a sloped corrugated metal roof on an exposed glulam beam structure on masonry ledgerstone columns.
- The building roof profile, railings, eaves troughs, flashings trims and window mullions (in charcoal colour), are additional exterior materials and colours used as complimentary objects to the projects directly adjacent the site.

### Trees and Landscaping

- The applicant retained DMG Landscape Architects, to provide the arboriculture assessment of the site and to prepare the landscape plan.
- Overall, the existing vegetation consists of remnant mature conifers used originally as screening between single family residential homes. Most of these trees are assessed to be in poor conditions due to poor pruning and are suppressed by overcrowding. That aside the extent of the underground parking structure would have made it impossible to save any tree on the property, had there been one in good health.
- In total 30 mature trees were identified, on site and four(4) off-site. As noted above, due to the anticipated re-grading/site preparation, servicing works and eventual construction of the underground parking structure, all the 30 trees on site have to be removed. Three(3) off-site trees (on the property to the east) will not be disturbed by the site preparation activity, therefore, can be retained. One (1) off-site tree (on the property to the west) can be retained only if the extent of the excavation will not affect its rooting system.
- 58 replacement trees are required for this project, and the applicant is proposing 68 trees in the landscaping plan. This proposed level of replanting meets the Tree Preservation By-law requirement. Additional trees will be planted within the 17A Avenue boulevard.

- Aside from the trees shrubbery and sod, there is a central landscaped plaza located between the two buildings, above the parkade entrance, developed as an outdoor amenity space. This public space holds a number of special features, including bench seating, a barbeque, a specimen tree within a generous planter, a pergola, and water features, all complemented by ornamental planting.
- Picket fences that reflect the balcony rail design, bring some of the architectural styling to the street level. Each street level unit has its own individual yard space, with a walkway and gate to the sidewalk. Unit yards are clearly delineated through the placement of evergreen hedging and ornamental shrub and perennial planting.

### ADVISORY DESIGN PANEL

ADP Meeting Date: December 18, 2008

- In general, most of the suggestions of the ADP have been satisfactorily addressed (Appendix V).
- Minor adjustments are required to facilitate a fraction of the units to be wheel chair adaptable.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	ADP Comments
Appendix VI.	Semiahmoo Town Centre Plan (in progress)
Appendix VII.	Proposed CD By-law
Appendix VIII.	Semiahmoo Town Centre Development Concept Plan

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnette Dembek Architects Inc. and DMG Landscape Architects, respectively, dated August 6, and 8, 2008, respectively.

Jean Lamontagne  
General Manager  
Planning and Development

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- (e) Civic Address: 15318 - 17A Avenue  
 Owner: 0701226 B.C. Ltd., Inc. No. BC0701226  
Director Information:  
 Stephen E. Barker  
Officer Information: (as at August 4, 2008)  
 Stephen E. Barker (President, Secretary)  
 PID: 000-817-581  
 Lot 35 Section 14 Township 1 New Westminster District Plan 13439
- (f) Civic Address: 15328 - 17A Avenue  
 Owner: 0701226 B.C. Ltd., Inc. No. BC0701226  
Director Information:  
 Stephen E. Barker  
Officer Information: (as at August 4, 2008)  
 Stephen E. Barker (President, Secretary)  
 PID: 009-871-565  
 Lot 34 Section 14 Township 1 New Westminster District Plan 13439
- (g) Civic Address: 15334 - 17A Avenue  
 Owner: 0701226 B.C. Ltd., Inc. No. BC0701226  
Director Information:  
 Stephen E. Barker  
Officer Information: (as at August 4, 2008)  
 Stephen E. Barker (President, Secretary)  
 PID: 009-817-549  
 Lot 33 Section 14 Township 1 New Westminster District Plan 13439
- (h) Civic Address: 15344 - 17A Avenue  
 Owner: 0701226 B.C. Ltd., Inc. No. BC0701226  
Director Information:  
 Stephen E. Barker  
Officer Information: (as at August 4, 2008)  
 Stephen E. Barker (President, Secretary)  
 PID: 009-817-531  
 Lot 32 Section 14 Township 1 New Westminster District Plan 13439
- (i) Civic Address: 15354 - 17A Avenue  
 Owner: 0701226 B.C. Ltd., Inc. No. BC0701226  
Director Information:  
 Stephen E. Barker  
Officer Information: (as at August 4, 2008)  
 Stephen E. Barker (President, Secretary)  
 PID: 009-817-522  
 Lot 31 Section 14 Township 1 New Westminster District Plan 13439

### 3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the properties.



## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,427.15 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	45%	43.9%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	7.82 m
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	7.5 m	7.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	15 m/4 storey	14.8 m/4 storey
Accessory	4.5 m/1 storey	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		16 units
Two Bedroom		64 units
Three Bedroom +		
Total	n/a	80 units
<b>FLOOR AREA: Residential</b>	8,140.73 m <sup>2</sup>	8,140.73 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	8,140.73 m <sup>2</sup>	8,140.73 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	240 m <sup>2</sup>	280.85 m <sup>2</sup>
Outdoor	240 m <sup>2</sup>	267.28 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	20.8 stalls	48 stalls
2-Bed	96.0 stalls	96 stalls
3-Bed		
Residential Visitors	21 stalls	18 stalls
Institutional		
Total Number of Parking Spaces	133 stalls	144 stalls
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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